HERITAGE IMPACT ASSESSMENT/ PLANNING SUPPORTING STATEMENT

location	Church House, Giles Street, Netherthong, Holmfirth, HD9 3EF.
application	Retrospective Listed Building application for partial replacement windows and door.
client/applicant	Mr & Mrs C Oddie
job number	26/1399
date	October 2026 Rev A 30/10/2026

PAUL MATTHEWS ARCHITECTURAL Ltd

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Company Registration Number: 09898149 - Company Registered in England and Wales

INTRODUCTION

This Heritage Impact Assessment/Planning Supporting Statement accompanies the retrospective application for the partial replacement windows and door at Church House, Giles Street, Netherthong, Holmfirth, HD9 3EF (listed building within a conservation area).

The assessment considers the effect of the completed works upon the special architectural and historic interest of the listed building and the character and appearance of the Netherthong Conservation Area.

Church House is a Grade II listed former Methodist Chapel, recorded on the National Heritage List for England as Methodist Church, Giles Street, list entry 1134911. The application relates to 5 West (side) elevation windows and a replacement ground floor external door on the East elevation.

The replacement windows are timber, as the original windows will have been. The application does not seek consent for replacement of any other windows/doors that are not included within this application.

The works were undertaken before planning permission or listed building consent was obtained. The window and doors were replaced in June 2022 by Collins and Hall a local and reputable joinery company who have vast experience of working on Listed Buildings.

This assessment addresses the installed work against the original condition.

The principal case in support is that the existing openings and arched stone surrounds have been retained, timber has been used for the replacement windows (as original), and the characteristic glazing pattern has been carried through replicating previously replaced windows. The windows introduce a different opening arrangement, one which is far safer for occupants of the property as one of the previous first floor side windows incorporated side opening doors, there was no external guarding and a potential fall height of 6+ meters!

The original planning and listed building approval for the conversion of the chapel to a dwelling included a first floor side projecting conservatory. One or two of the replaced windows to the first floor, as noted above, incorporated doors, these were to access the proposed conservatory which was never built. Steels projected out from the West side elevation at first floor level to support the consented conservatory. These unsightly steels have historically been removed.

The replacement timber door to the East elevation is of a more traditional design. We contend the works enhance the listed building, conservation area, and occupants safety.

The planning search confirms the listed status of the property and its location within the Netherthong/Deanhouse conservation area;

Local constraints on this property

Address

Church House,
Giles Street,
Netherthong,
Holmfirth,
HD9 3EF

Constraints

- This property is in a conservation area (NETHERTHONG/DEANHOUSE)
- This property is a listed building (HO 11/102)
- This property has not had it's 'permitted development' rights removed

⚠There are local constraints on this property

SCALE

The scale of the dwelling remains unaffected by the works carried out.

DESIGN/APPEARANCE

The West elevation has 4 first floor openings with tall round headed windows above a lower, ground floor tier of openings.

The replacements follow the existing arrangement. The upper windows retain a central vertical division, horizontal glazing bars and narrow marginal panes, including curved glazing within the arched heads. The photographs show a light painted finish to the window joinery to match the existing colour and appearance.

W01 and W04 are Type 2 round headed timber windows at the first floor level of the West elevation. They incorporate a top opening section in place of the former paired side openings to access the previously proposed/approved first floor side conservatory.

W02 and W03 are Type 1 round headed timber windows at the upper level of the West elevation, retaining the divided and marginal glazed aesthetic of the original windows.

W05 is the Type 3 timber window at the ground floor level of the West elevation, with divided glazing within the existing smaller opening. D01 is the replacement external door at the lower level of the east elevation.

D01 replaces the previous light coloured glazed ground floor door within the existing East elevation. The replacement has a dark leaf, two glazed upper panels and a vertically detailed lower panel, beneath an undivided arched fanlight. Again, timber is the material that the door is made from to match the original. It is not the principal doorway described on the chapel's gable front in the statutory list entry.

LANDSCAPING

Landscaping is unaffected.

ACCESS/HIGHWAYS

No changes to access have been made as part of the retrospective work.

PLANNING HISTORY

The planning history relating to this property on the publicly accessible website are the following applications;

2021/92381 - Listed Building Consent for internal alterations in lower ground floor area (within a Conservation Area) – **Application Approved**

2007/91011 - LISTED BUILDING CONSENT FOR REPLACEMENT GATES, GATE POSTS AND RAILINGS (WITHIN A CONSERVATION AREA)– **Application Approved**

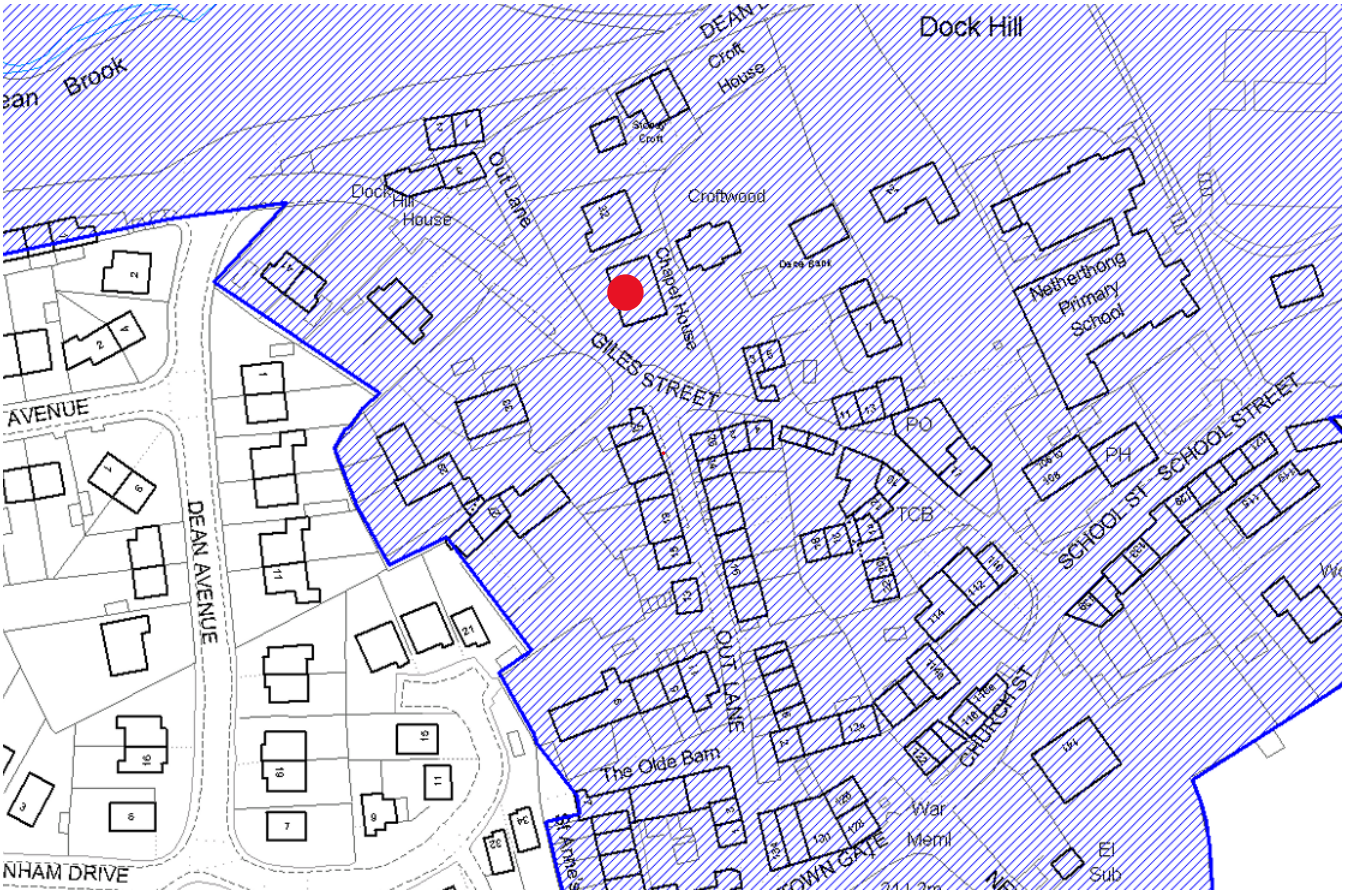
91/06401 - LISTED BUILDING CONSENT FOR ERECTION OF TIMBER GATEWAY – **Application Refused**

91/06400 - ERECTION OF TIMBER GATEWAY (LISTED BUILDING) – **Application Refused**

Further applications relating to this property comprise of works to TPO's.

HERITAGE IMPACT ASSESSMENT

The property is listed and falls within the Netherthong/Deanhouse Conservation Area.



Paragraph HE5 (1) in the NPPF states that, "*Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary..*"

The listing description for the property is as follows;

SE 1309 GILES STREET 11/102 (Netherthong)

30.4.82 Methodist Church (formerly listed as Netherthong Methodist Free Church) GV II

Methodist Church. Dated 1872. Hammer dressed stone. Rusticated ashlar quoins. Slate roof. Gable copings on modillion brackets. Two storeys. Three bay gable front to 4 bay hall. Central door with architrave surround and segmental arched fanlight. Console brackets support small canopy. To each side is slender round arched light with keystone and moulded imposts. Marginal glazing. Above doorway is a triple group of round headed lights with overarch with words: METHODIST FREE CHURCH 1872. Side elevations have 4 round arched windows to first floor, and 4 segmental arched windows to ground floor all with glazing bars. Prominent village centre site. Listing NGR: SE1388709787

Church House is a Grade II listed former Methodist chapel, dated 1872, within the Netherthong/Deanhouse Conservation Area.

Its significance derives from its religious and community history, stone built chapel form and contribution to the village townscape.

The listing specifically identifies the round headed upper windows and segmental headed lower windows with glazing bars. Their proportions, regular spacing and detailing are important to the building's character.

NPPF Chapter 20 policies HE4, HE5, HE6 and HE9 address conservation, assessment of significance, the balance between harm and public benefits, and conservation areas. Kirklees Policies LP24 and LP35 also require development to respect local character and heritage significance.

The photographs within the appendix show substantial deterioration and failure around the former timber frames and cill areas, supporting the need for the works that have been carried out.

The five replacement timber windows retain the existing masons openings, arched heads and overall elevation arrangement. Their light painted finish and divided glazing ensures a match to the previously replaced windows and the building's character. All the replacement windows provide a consistent appearance across the West elevation. The Type 2 top opening sections replaces paired side opening windows with larger panes, bringing their closed appearance into closer alignment with the adjoining windows. This changes their operation and detailing but offers greater visual consistency and safety for occupants and visitors to the property. The ground floor replacement window, W03, retains the smaller segmental headed opening with divided glazing.

Door D01 to the East elevation retains its existing side opening and arched fanlight above. Its dark leaf, glazed upper panels and boarded lower portion change the detailed appearance of the side elevation without affecting the principal chapel entrance. The door is formed in timber again to match the existing.

Paragraph HE6 (1) in the NPPF states that, "*When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance..*"

The building's form, setting and contribution to the conservation area remain legible. The separately listed gates, piers and walls are all totally unaffected. Potential harm relates principally to the loss of earlier joinery and changes in window and door design/arrangements. On the available evidence, this is provisionally assessed as very limited and well below substantial harm, we contend the proposals actually enhances the listed building and conservation area setting.

The coherent treatment of the historic elevation and protection against further weather related deterioration support the case for retention of the replacement window sand door and approval of this retrospective application.

The conservation benefits must be weighed against any identified harm and here, improved occupant comfort and safety is primarily a benefit. We consider that the retained openings and compatible timber window design provide a reasonable basis for approval.

The windows had obviously reached a significant point of failure and were impacting not only the heritage asset, but the occupants also. The replacement windows and door have been installed in the same material and colour, with glazing bars and aesthetics to match the previously replaced windows, the replacement door can only be viewed as a visual enhancement.

The proposed development is therefore considered to be acceptable in relation to heritage impact and accords with the aims of Chapter 16 in the NPPF and Local Plan Policy LP35 (Historic Environment).

CONCLUSION

This statement supports the retrospective consideration of five replacement timber windows and an external door at Church House. The principal masons openings and chapel form have been retained, the replacement windows carry a consistent arched and divided glazing pattern through the West elevation.

The Type 2 window is a top opening window and has been assessed as an alteration to the former paired side opening arrangements.

The supplied photographs substantiate deterioration in parts of the former joinery. They do not establish that all five windows were beyond repair. The case for retention rests upon the design and material compatibility of the completed work, the improvement in visual consistency and the treatment of the shown defects, while recognising the potential loss of earlier fabric. It is important to note however that the former windows and door that have been removed were not the original windows and door of the property, this historical significance was removed many years ago following previous approvals.

We believe that the windows had reached a significant point of failure and were impacting not only the heritage asset, but the occupants also. The replacement windows and door have been installed in the same material and colour, with glazing bars and aesthetics to match the original.

Should any further information be required, please do not hesitate to contact us. It would be appreciated if you could contact Paul Matthews Architectural prior to drafting your recommendation for determination. Should any further information be required please don't hesitate to contact us.

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APPENDIX A

Photos of the property including previous, now removed, windows / door






Door opens to outside




Window
Door





APPENDIX B

Current/Existing replaced Windows & Door



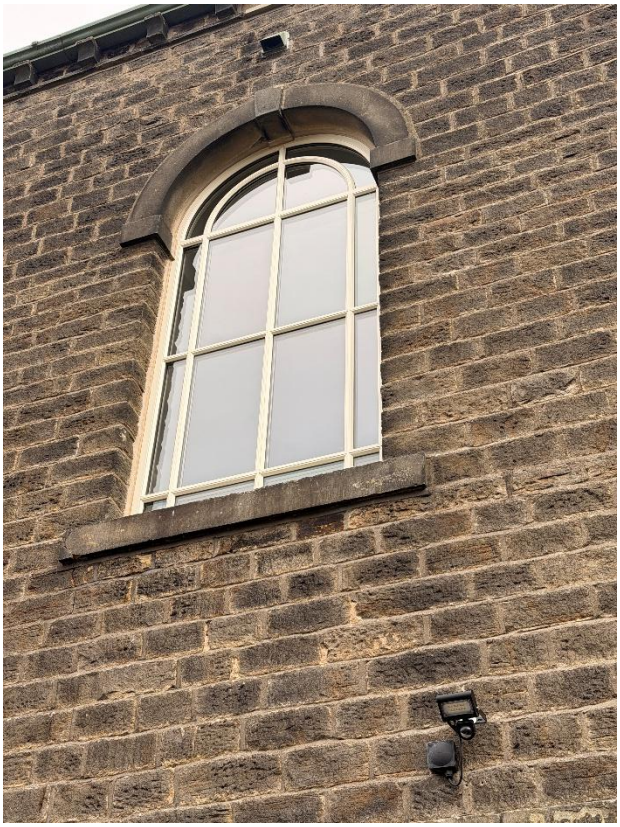


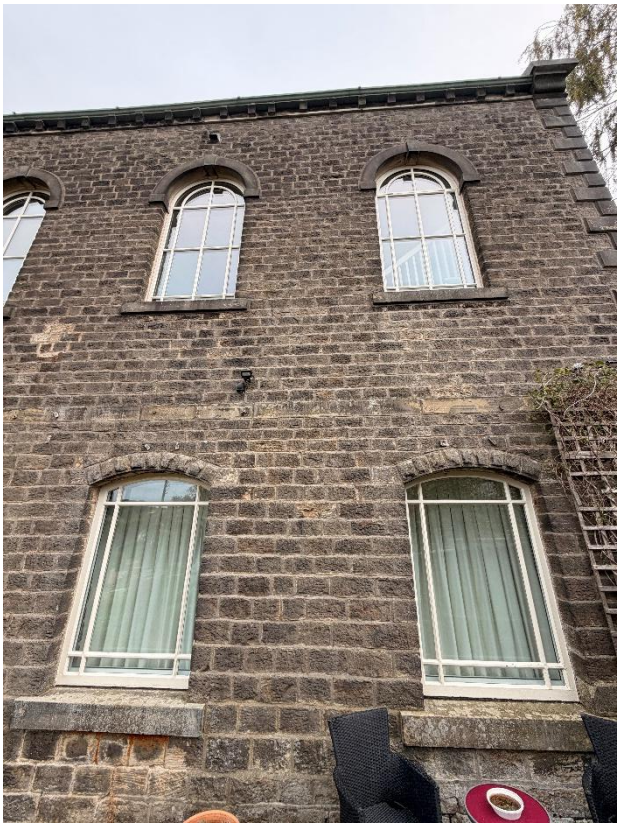












APPENDIX C

Collins & Hall Information regarding replacement windows and door

COLLINS & HALL

FINEST QUALITY WOOD WINDOWS & DOORS

AMENDED MAY 2020

Added 3rd Kitchen window.

Tom 01484 887 409.

Customer Order Sheet

Nicola Oddie

12th May 21
Our ref: CH1457

Description and / or diagram(s) of order:
To accept this order please either reply via email that you have read the order sheet and terms and are happy to proceed or alternatively please complete your details at the end of this form and return it back to us by scanning and returning via email.

Manufacture in Accoya timbers: https://www.accoya.com/

2 x Fixed window with a curved head - Georgian bar - 12 panes of glass in the main section, 4 shaped panes in the head
2 x Flush casement - Curved top opener in a curved head - Georgian bar - 12 panes of glass in the fixed section, 4 shaped panes in the casement
1 x Fixed window with internally curved head
1 x 3 Panel Door, Top 2 panels glass, bottom vertically boarded - Including Door Frame with top light and curved head
(6 x Total)

Finished with one coat primer and two coats RAL colour using a teknos paint system. (Industrial paint system with up to 10-year paint cycles when used with Accoya timbers.)
Glazed with 'K' glass clear double glazing, argon filled, toughened where required.
Fitted with all standard hardware to include: (other styles are available but maybe an additional cost.)

Window:
- Screw Jack Opener.
- Hinges.
- Winding Pole.

Door:
- Multipoint locking system.
- 6 Pin Euro Door Cylinder.
- Ball Bearing Door hinges.
- CoastGard corrosion protection system.
- Thermally Broken Threshold.
- Door handle.

COLLINS & HALL

UNIT 2A MOLL SPRINGS MILL, OLD MOLL ROAD, NETHERTON,
HUDDERSFIELD, HD4 7DN
OFFICE 01484 887409
INFO@COLLINSANDHALL.CO.UK - WWW.COLLINSANDHALL.CO.UK

Hall and Collins Ltd t/a Collins and Hall
Company Registration No.09491106 - VAT Registration Number 296 6881 33

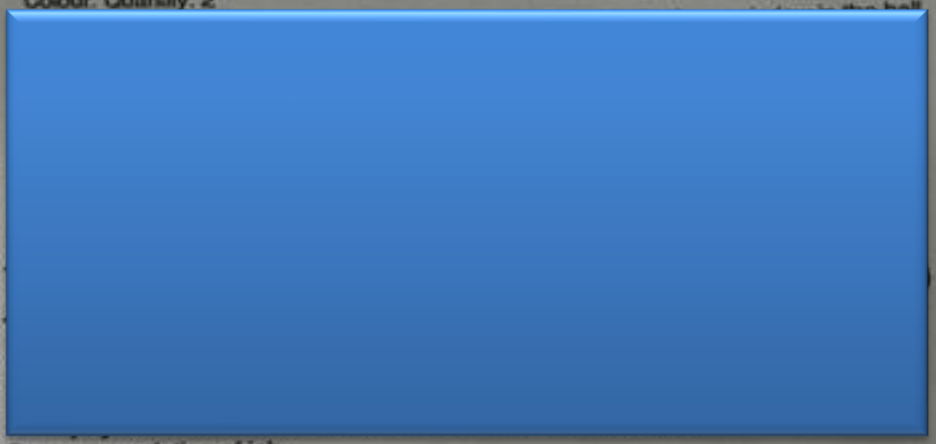
Removal and disposal of existing windows and doors.
Fitting new windows and doors.
Finishing with an external seal.
Finishing the music room with new window linings, new window board (Window cill) and making good with a plaster finish.
No allowances made for internal works, except where specified.
No allowances made for window boards, linings or architraves etc except where specified.
Allowed for one scaffolding tower.

Line 1: D1 - Rear Door - 3 Panel Door, Top 2 panels glass, bottom vertically boarded - Including Door Frame with top light and curved head. - 1280 X 2800mm Single Colour. Quantity: 1

Line 2: W1 - Music Room - Including window board, new linings and finishing with plaster - Fixed window with internally curved head. - 1280 X 1100mm Single Colour. Quantity: 1

Line 3: W2 - Kitchen - To include a screw jack opener and supplied with a winding pole. - Flush casement - Curved top opener in a curved head - Georgian bar - 12 panes of glass in the fixed section, 4 shaped panes in the casement. - 1300 X 2600mm Single Colour. Quantity: 2

Line 4: W3, W4 - Kitchen - Fixed window with a curved head - Georgian bar - 12 panes of glass in the main section, 4 shaped panes in the head. - 1300 X 2600mm Single Colour. Quantity: 2



Due on completion of job.

Delivery and Fitting address: Church House, Giles Street. HD9 3EF

2

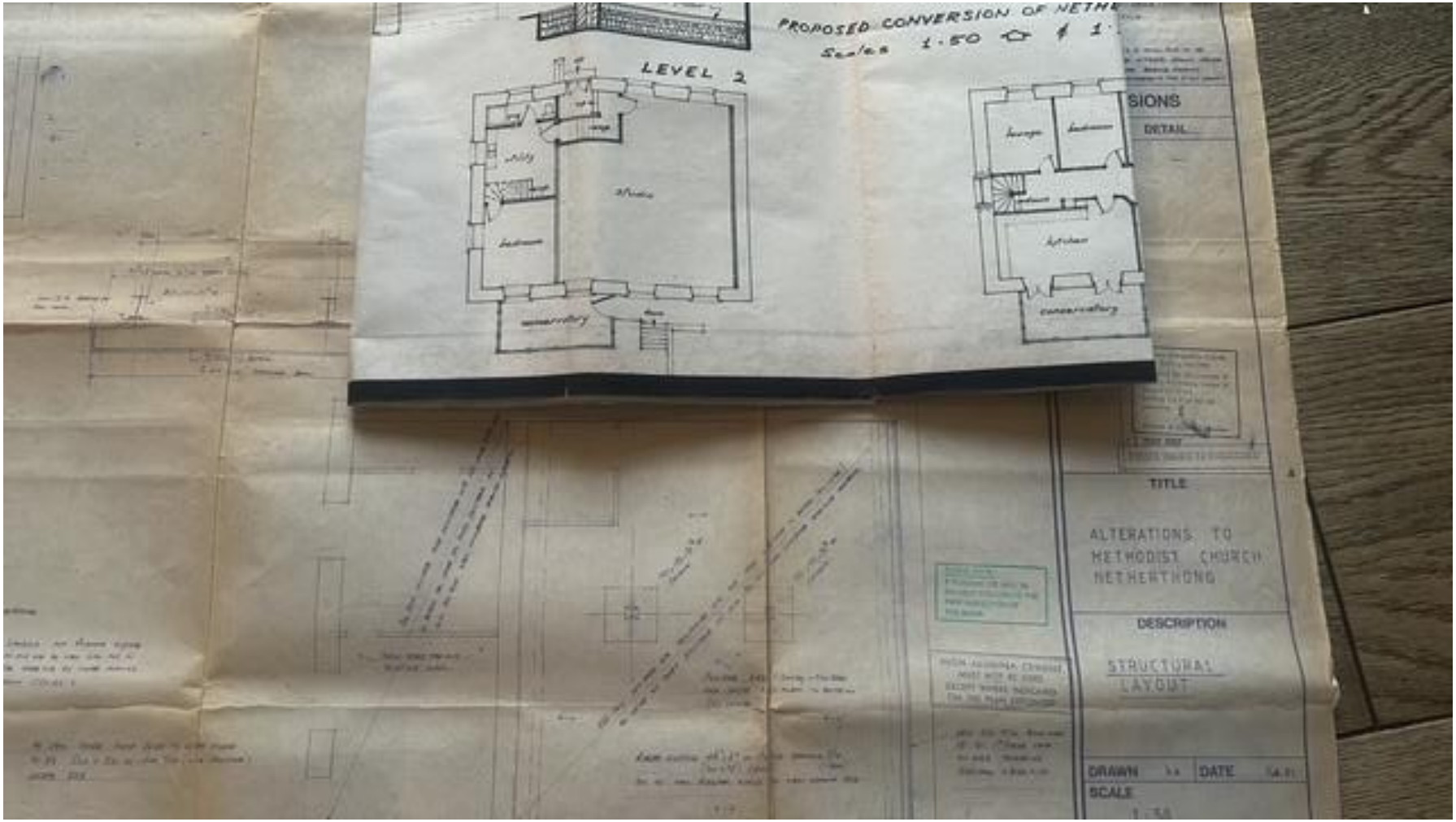
COLLINS & HALL

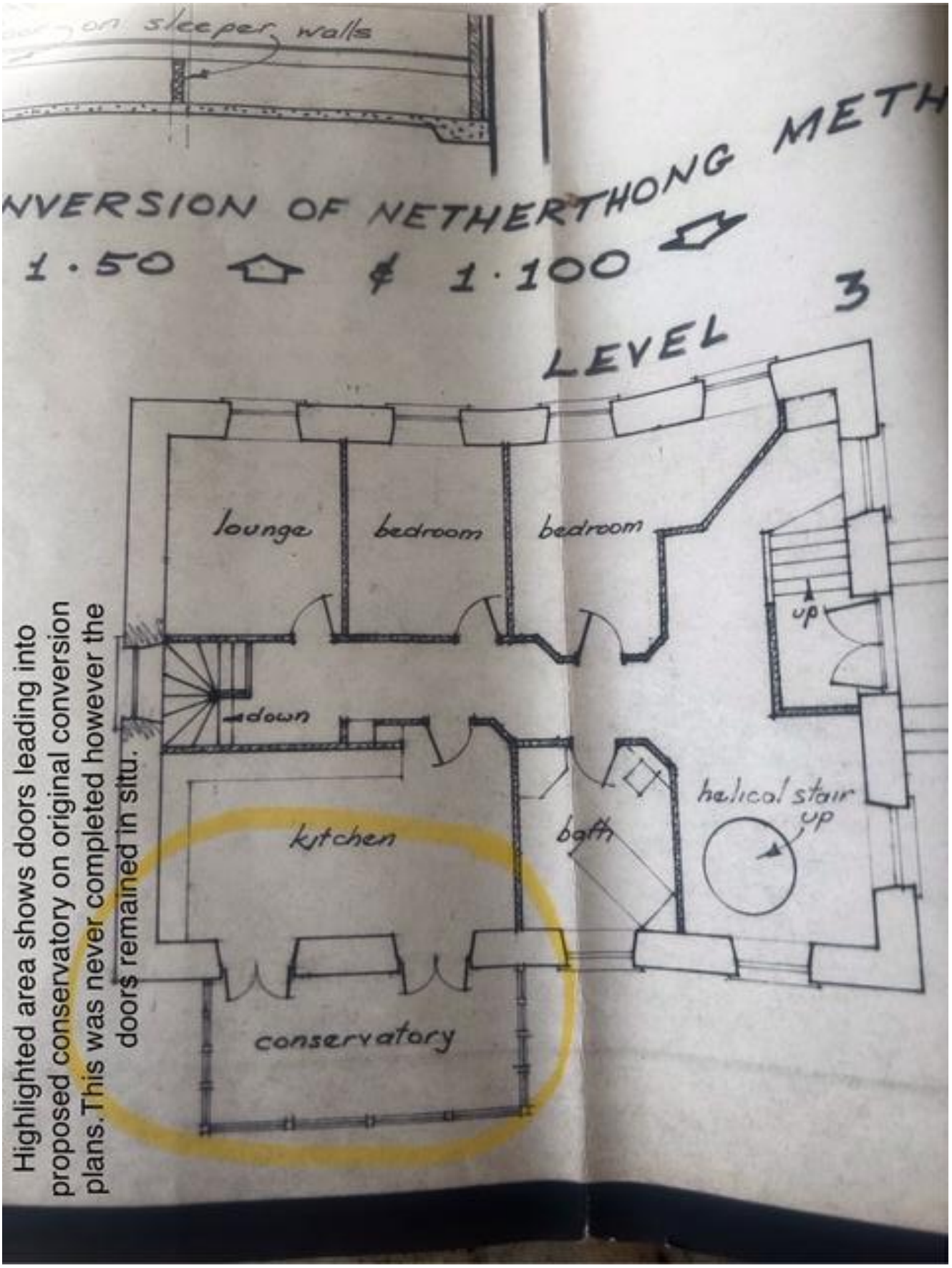
UNIT 2A MOLL SPRINGS MILL, OLD MOLL ROAD, NETHERTON,
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Hall and Collins Ltd t/a Collins and Hall
Company Registration No 09497105 – VAT Registration Number 256 6691 33

APPENDIX D

Historical Plans of property


PROPOSED CONVERSION OF METH
Scales 1:50
LEVEL 2
SIONS
DETAIL
TITLE
ALTERATIONS TO
METHODIST CHURCH
NETHERTHONG
DESCRIPTION
STRUCTURAL
LAYOUT
DRAWN
DATE
SCALE


on sleeper walls
NVERSION OF NETHERTHONG METH
1·50 & 1·100
LEVEL 3
lounge
bedroom
bedroom
up
down
kitchen
bath
helical stair
up
conservatory
Highlighted area shows doors leading into proposed conservatory on original conversion plans. This was never completed however the doors remained in situ.